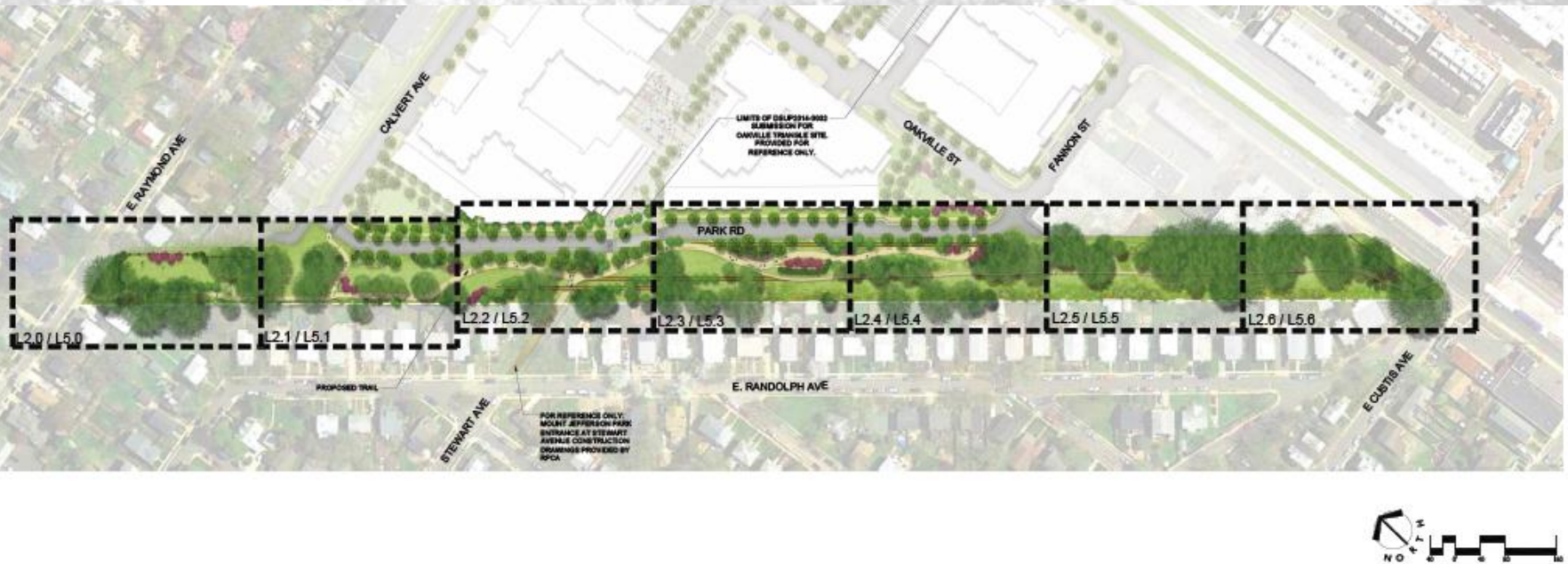


Mount Jefferson Park Site Plan

Update for the Park and Recreation Commission



MOUNT JEFFERSON PARK IMPROVEMENTS
PRELIMINARY DSP
City of Alexandria, VA Stonebridge Center
OVERALL SITE PLAN

Mount Jefferson Park Concept Plan

May 21, 2015

Goal: Maintain and Enhance the Existing Park Character

General Park Improvements:

1. Improve Dog Exercise Area
2. Trail Improvements
3. Trail Connection
4. Improve Signage and Wayfinding
5. Enhance Buffer
6. Phased Removal of Invasive Species
7. Improve Stormwater Management and Drainage
8. Enhance Raymond Ave. and Route 1 Entrances

Park and Recreation Commission

May 21 Public Hearing Action

PRC endorsed the Concept Plan, asking staff to consider the following items in the site plan :

- * Community desire to maintain natural forested areas and wildlife;
- * Street trees along the new Park Road should not be planted/designed in a straight line;
- * Include evergreen trees in the berm and buffer plantings; and
- * Leave half the trail permeable, and the other half as it is today along the highest part of the railway berm.

The Preliminary Site Plan

- * Developed in coordination with the Division of Natural Resources and includes all native plants and trees appropriate to the area and wildlife;
- * Provides clustered street trees with additional low level plantings along the park side of Park Road;
- * Includes 3' high berms and buffer areas planted with different types of evergreens;
- * Minimizes impact on existing trees; and
- * New pervious trail surfacing between East Raymond Avenue and the midway point of the park and the secondary trail connection areas only.

The Preliminary Site Plan

- * Includes an engineered stormwater/drainage and grading plan to address ponding issues;
- * Incorporates interpretive elements based on Mount Jefferson Park's history and character; and
- * Shows the potential future trail extension at grade to Route 1.

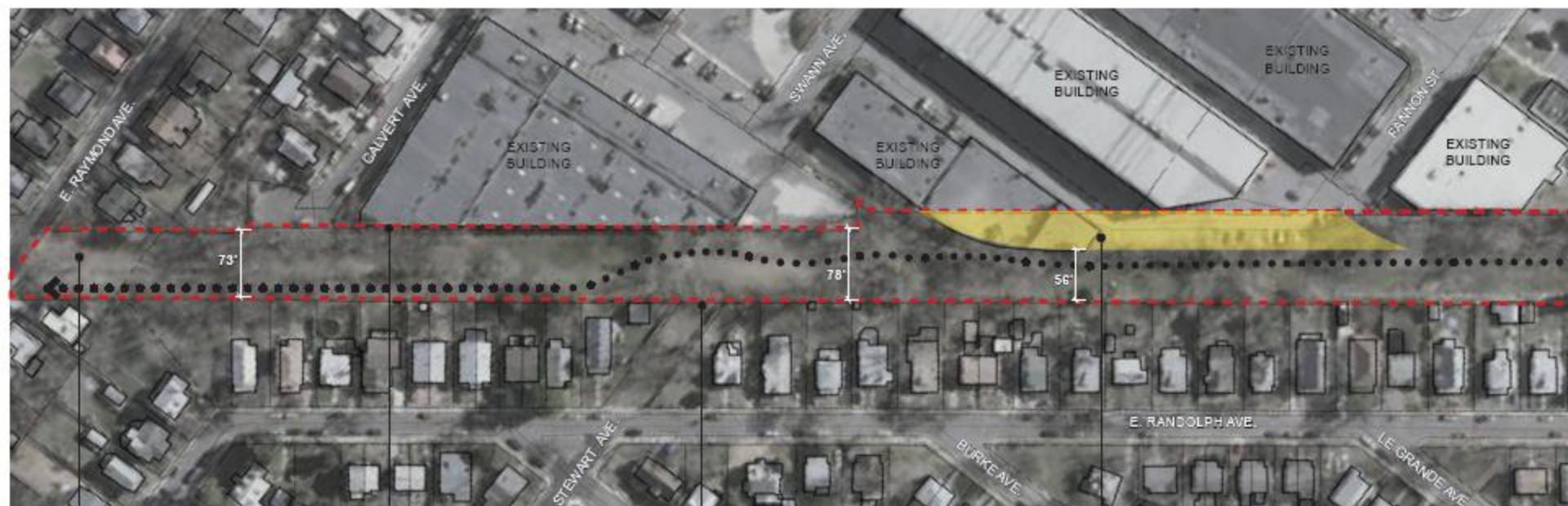
Next Steps

- * Community Meeting November 2, 2015 at the Mount Vernon Recreation Center
- * Staff finalize site plan conditions and staff report
- * Planning Commission public hearing on December 2, 2015





May 21, 2015 Presentation Mount Jefferson Park Concept Plan



- EXISTING DOG EXERCISE AREA
• DRAINAGE, ACCESS AND SAFETY CONCERNS DUE TO PROXIMITY TO RAYMOND AVE



- ADJACENT BUILDINGS DIRECTLY FACE PARK



- EXISTING CHAIN LINK FENCE AT STEWART AVE



- EXISTING BUILDING AND PARKING LOT ENCROACH INTO PARK



--- MT. JEFFERSON PARK BOUNDARY

■ AREA OF BUILDING/ROAD ENCROACHMENT INTO PARK

●●●● EXISTING TRAIL (approximate alignment)

2013 Parks and Recreation Citywide Needs Assessment

Greatest Identified Need by Household

- * Walking Trails (81%)
- * Natural Areas and Wildlife Habitat (67%)
- * Biking Trails (53%)

Most Important Need for Action by Household

- * Improve Existing Trails that Connect Parks (94%)
- * Improve Existing Neighborhood Parks (91%)
- * Develop New Trails that Connect to Parks (85%)

Advisory Group and Community Meetings (June to October 2014):

- * Retain “naturalistic” character of the park
- * Consider widening the park and/or providing a buffer along the Oakville boarder
- * Improve safety of the park, create “eyes on the park”
- * Address drainage problems and concerns with dog exercise area
- * Provide connection between Del Ray and Oakville Triangle through the park
- * The City’s website includes information regarding each of the Advisory Group meetings, often with discussion of Mount Jefferson Park:
<http://www.alexandriava.gov/planning/info/default.aspx?id=83465>

October 25, 2014 Neighborhood Park Planning Meeting:

- * Preserve character of park – more park trail, less commuter focus
- * Separate dog area from trail
- * Provide dog exercise area in new development instead
- * Improve drainage and provide mosquito abatement
- * Reroute trail so it doesn't look into houses
- * Incorporate history of the site into plan for the park

November 18 Public Meeting Top Priorities

Park Character

- Retain/enhance natural area for wildlife
- Keep the topography, berm and trail
- Retain walking path, but provide buffers and mitigation for neighbors on East Randolph
- Move the path from the top of the berm to the east side of the park at grade with Route 1
- Promote quiet activities (e.g. “no cell phone use” and “quiet please” signs)
- Minimize noise from Route 1

November 18, 2014 Public Meeting Top Priorities

Dogs in the Park

- Move the off-leash dog area away from Raymond Ave.
- Remove the off-leash dog area from the park
- Create a time restricted off-leash dog zone throughout the entire park (6-9am and 4-7pm only)
- Better enforcement of rules
- Develop separate trail for people so they are away from the off-leash dogs
- Minimize noise from dogs
- No fenced dog area

November 18, 2014 Public Meeting Top Priorities

Park Access

- Limit access to Raymond and Route 1 to maintain linear trail
- Put access at Calvert, not Stewart to minimize splitting up the park
- Enhance the path and access from Raymond to the new Oakville Triangle shops and cafes
- Formalize entrances to Oakville Triangle site

March 12, 2015 Public Meeting Feedback

- * More enclosure vs. less enclosure (conflicting viewpoints)
- * Like the additional plantings and berms – creates fewer “desire paths” and limits entry points
- * Extend dog area and address stormwater
- * Consider future redevelopment of sites to the north and adjust trail
- * Make trail more accessible to strollers and kids on bikes
- * The Oakville Triangle open space(s) should relate to Mount Jefferson Park
- * Encourage the developer to move the Park Road to the inside of the townhomes
- * Keep fence along Route 1 for children’s safety

Survey on Draft Park Plan

March-April 2015

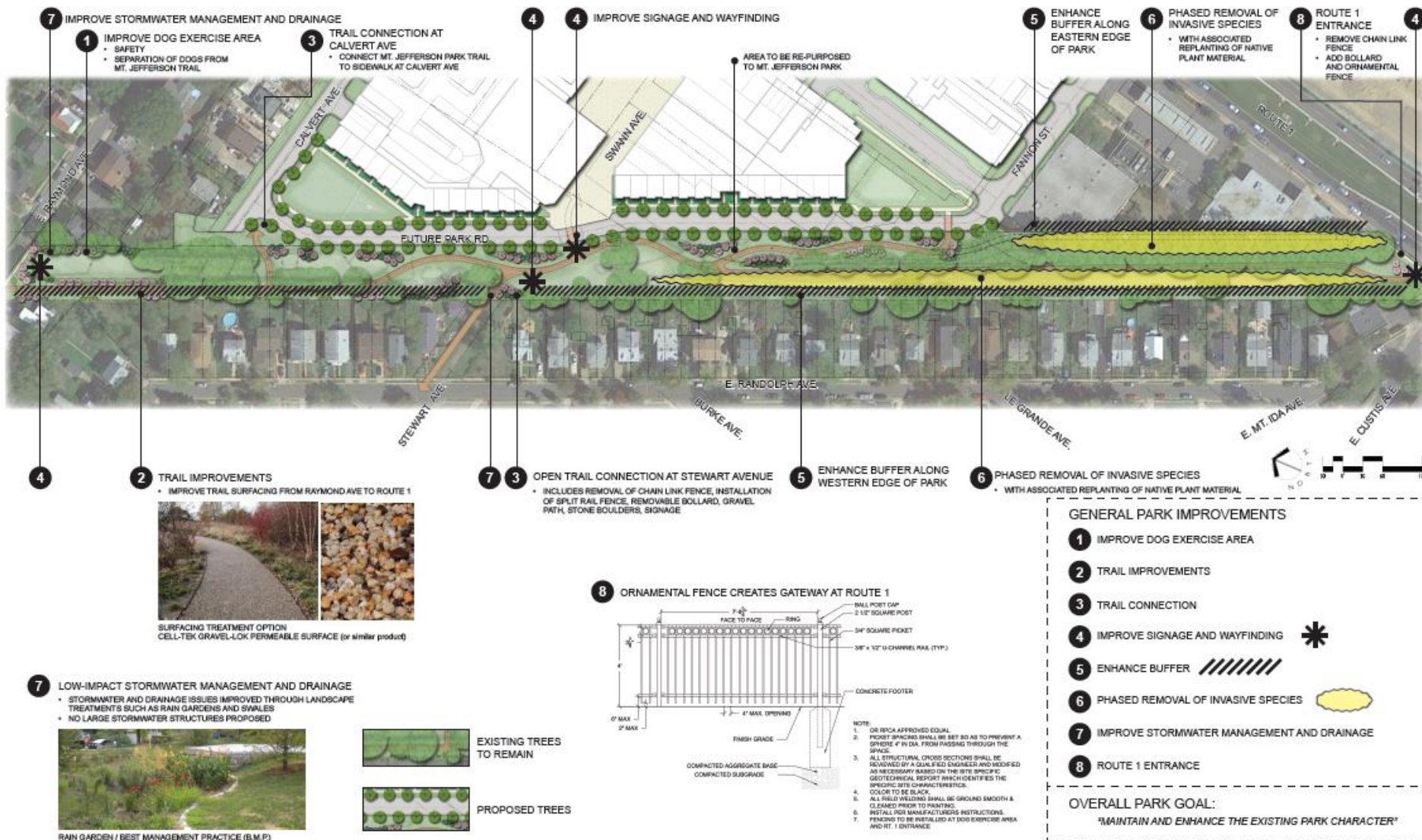
Majority of respondents

- * Agreed that the “draft plan reflects and balances the community needs and comments received to date”
- * Preferred the dog area options that included fencing along the trail and a retaining wall
- * Preferred a secondary trail connecting to Calvert and offering additional plantings

Survey on Draft Park Plan

What We Heard

- * Connections between Oakville Triangle and existing Del Ray neighborhoods is extremely important
- * End only access should be seriously reconsidered
- * Accommodate bicycles and wheelchairs on trail
- * Stormwater improvement should be the highest priority
- * Keep the park as natural and continuous as possible



Mount Jefferson Park Sections

- North Section: Raymond Avenue to Stewart Trail Connection
- Central Section 1: Swann/Stewart Crossing
- Central Section 2: Fannon Spur Trail
- South Section: Trail to Route 1



Mount Jefferson Park North Section



North Primary Elements/Improvements

Raymond Avenue Entrance

- Possible storm water management improvements from Raymond Ave entrance to DeWitt Avenue to address water from dog park
- Regrade at Raymond Avenue entrance to allow for ADA accessible entrance point (approximately a 10' ft cut condition)
- Park Entrance Signage
- Landscaping at Park Entrance

North Primary Elements/Improvements

Dog Park

- Dog park area (15,500 sq. ft.)
- Fencing to enclose park at Raymond and along retaining wall (parallel to multi-use trail) (440 ft +/-, Approx. 4' Ht.)
- Steps with handrail (concrete poured in place)
- Retaining wall along west side of dog exercise area (concrete poured in place with decorative cap). Approx. 12-2' Ht. max. +/- 150 ft. +/-
- Dog park surfacing to be grass
- Underdrain system to be installed (series of yard inlets and piping that drain to north Raymond Ave. +/- 400 ft. +/- of 18" RCP Class IV)
- Additional landscaping along retaining wall and at Raymond Ave. (to be a mix of flowering/understory trees and shrub massings)
- Dog Park Signage delineating extents of dog park area
- Additional soil to be added to improve drainage pattern (particularly within dog park)

North Primary Elements/Improvements

Calvert Avenue Crossing

- Additional soil to be added to address grade/access across park from east to west
- Directional Signage
- Underdrainage may be required based on final grading conditions

North Primary Elements/Improvements

Multi-Use Trail

- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal). Total length: 2,895 ft. +/-
- Additional landscape along western edge of trail to act as a buffer for residents

NORTH SECTION





Mount Jefferson Park Central Section 1



Central Primary Elements/Improvements

Park Road Frontage

- Landscape berms with a mixture of flowering/understory trees and shrubs. Approximate height 3' with variable lengths/widths, 6-8 berms total.
- Street trees along the entire frontage of Park Road (to be located within park boundary)

Central Primary Elements/Improvements

Swann Avenue/Stewart Avenue Crossing

- Park Entrance Signage
- Directional signage within park
- Re seeding of park open areas
- Addition of flowering/understory trees and shrubs along western edge of park for additional buffering of residences
- Removal of invasive species required and additional pruning of trees to remain
- Underdrainage likely required to address standing water at crossing (lie off direction to the south)
- Additional soil and berming

Central Primary Elements/Improvements

Multi-Use Trail

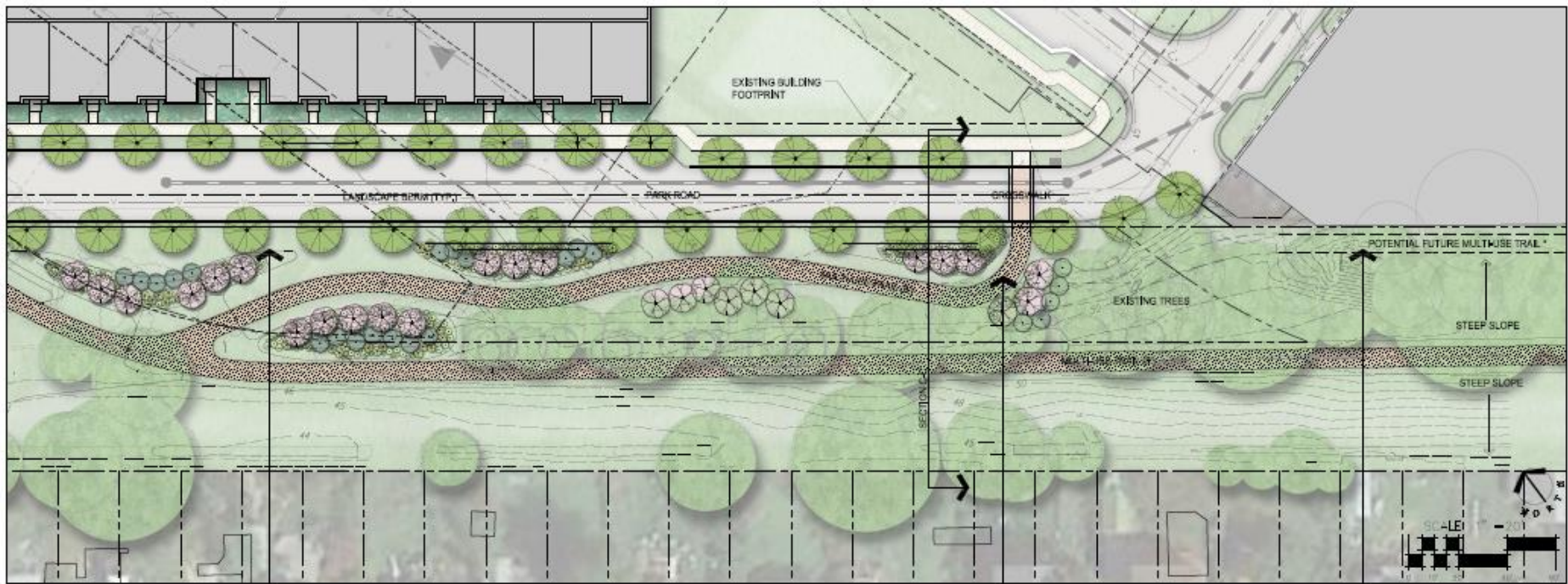
- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal). Total length: 2,895 ft +/-
- Regrading required for slope transitions along trail



CENTRAL SECTION "1"- Swann/Stewart Crossing



Mount Jefferson Park Central Section 2



Central Primary Elements/Improvements

Park Road Frontage

- Landscape berms with a mixture of flowering/understory trees and shrubs, Approximate height 3' with variable lengths/widths, 6-8 berms total
- Street trees along the entire frontage of Park Road (to be located within park boundary)

Central Primary Elements/Improvements

Multi-Use Trail

- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal), Total length: 2,695 ft, +/-
- Regrading required for slope transitions along trail

Central Primary Elements/Improvements

Multi-Use Trail

- Potential future trail location/alignment

* NOTE: POTENTIAL FUTURE MULTI-USE TRAIL IS NOT TO BE CONSIDERED A PART OF THE IMPROVEMENTS DEPICTED IN THIS PLAN. THIS ALIGNMENT IS SHOWN FOR REFERENCE ONLY.

CENTRAL SECTION "2" - Fannon Spur Trail





Mount Jefferson Park South Section



South Primary Elements/Improvements

Wetland / Concrete Swale Area

- Existing concrete swale area to have invasive species and debris removed. The concrete channel will be addressed with the final engineering plan for stormwater drainage.

South Primary Elements/Improvements

Rt. 1 Entrance

- Park Entrance Signage
- Directional signage within park
- Re seeding of park open areas
- Addition of flowering/understory trees and shrubs along western edge of park
- Removal of invasive species required and additional pruning of trees to remain
- Additional fencing at entrance (80 ft +/-)
- Existing inlet to be repaired

Multi-Use Trail

- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal). Total length: 2,695 ft. +/-
- Note: The section of trail immediately approaching the Rt. 1 entrance will not be accessible per ADA regulation

* NOTE: POTENTIAL FUTURE MULTI-USE TRAIL IS NOT TO BE CONSIDERED A PART OF THE IMPROVEMENTS DEPICTED IN THIS PLAN. THIS ALIGNMENT IS SHOWN FOR REFERENCE ONLY.

SOUTH SECTION